

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES
TUESDAY, JANUARY 22, 2013
7TH FLOOR LAND USE BUREAU CONFERENCE
AREA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Mike Totilo, Claire Fishman, Dudley Williams, Zbigniew Naumowicz and Jay Tepper. Present for staff was Todd Dumais.

Mrs. Dell called the meeting to order at 7:00pm. She announced that Alternate Naumowicz would vote first and rotate with Alternate Tepper on tonight's items in lieu of missing Member Quick.

Subdivision:

Subdivision Application #4004 – GR Capital, LLC – request for a subdivision of property into two (2) parcels. The properties are located on the west side of Long Ridge Road, having addresses of 1086 and 0 Long Ridge Road.

Mr. Dumais described the subdivision request to the Board and noted that the Board previously reviewed this application but postponed a decision to receive a report from the Environmental Protection Board. He then noted that they received that report and distributed copies to the Board for review. Mrs. Dell asked if the Board had any questions. Mr. Tepper questioned the process and if the applicant had alternative ways to get subdivision approval. Mr. Dumais explained the process. There being no further questions or concerns from the Board, Mrs. Dell asked Mr. Dumais to distributed draft conditions of approval. Mr. Dumais distributed and the Board reviewed the following:

1. Dedication of an "Open Space/Conservation Agreement" to include areas depicted on the plan titled "Property Survey Depicting Lot Line Revision on Long Ridge Road in Stamford, Connecticut." Prepared for GR Capital, LLC, by Rocco V. D'Andrea, Inc., dated 10/4/12 – adjusted to provide a full twenty-five (25) foot regulatory setback to pond, wetlands and watercourses.
2. Open Space/Conservation areas established under the terms of a "Conservation Agreement" shall be field delineated with standard conservation signage, posts, pins and other suitable measures at property boundaries, turning points, and at intervals of no less than 100 feet along continuous stretches of the conservation boundary (Note to appear on Final Map).
3. Development of Parcels 2-R and 1-R shall be subject to an Inland Wetlands and Watercourses Permit or Permits from the Environmental Protection Board (Note to Appear on the Final Map).
4. Site development shall not begin until the final soil erosion and sedimentation control plan is reviewed by Environmental Protection Board Staff and those approved elements are properly installed and are functional (note on final map).
5. Development of Parcels 2-R and 1-R shall be subject to final review and approval of any proposed drainage facilities by the City Engineer. (Note to Appear on the Final Map).
6. In-ground fuel tanks shall be prohibited (note to appear on Final Map).
7. In accordance with CGS 8-26c, approval shall expire on January 22, 2016, unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date (note to appear on Final Map).
8. Subdivision reference number to be placed on Final Map.

After a brief discussion, Mr. Totilo moved approval of the subdivision subject to the conditions discussed. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Naumowicz).

Zoning Board of Appeals Referrals:

ZBA Appl. 008-13– The Saint Clement’s Church Corp. request to modify four conditions of a previously approved Special Exception (123-01) for a meeting hall/school located at 535 Fairfield Avenue in a R-6 district.

Mr. Totilo moved to take the agenda items out of order. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Tepper).

Attorney John Leydon requested to speak. Mr. Dumais described the application. Attorney Leydon clarified class descriptions and requested the student enrollment be dropped from 90 to 80 students. He described the change to the description of the playground location.

After a brief discussion, Mr. Williams moved to recommend the approval of the application. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Naumowicz).

ZBA Appl. 001-13– Revel Mer LLC requesting a variance of Section 6A to permit accessory structures (ac units) to be located in a front yard at 236 Davenport Drive in an R-20 district.

Mr. Dumais described the variance to the Board.

After a brief discussion, Mr. Tepper moved to recommend approval of the variance. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Tepper).

ZBA Appl. 003-13– Hajrudin Ira Dragovic requesting variances of Section 6A and front yard setbacks to permit two generators to be located in a front yard located at 2635 Long Ridge Road in a RA-2 district.

Mr. Dumais described the variance request to the Board.

After a brief discussion, Mrs. Fishman moved to recommend approval of the variance. Mr. Naumowicz seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Naumowicz).

ZBA Appl. 004-13– Claudia Reyes requesting variances of side and rear yard setbacks to permit an addition currently under construction to remain. The property is located at 19 Vista Street in a R-5 district.

Mr. Dumais described the variance to the Board. The Board commented that the Applicant already started construction without the proper permits and is now seeking a variance for it to remain. The Board commented that this sets a terrible precedent.

After a brief discussion, Mr. Tepper moved to recommend denial of the variance. Mr. Williams seconded the motion and it was denied by unanimous vote with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Tepper).

Capital Budget FY 2013/14 & Capital Plan 2015-2020:

Board Discussion of the Capital Budget. Mrs. Dell explained that the transmittal letter would be written on behalf of the Board after the Public Hearing to better respond to the comments received.

Planning Board Meeting Minutes:

Meeting of 1/8/13

Mr. Tepper moved approval the meeting minutes as submitted. Mr. Totilo seconded the motion and the minutes were approved unanimously with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Naumowicz).

Meeting of 1/15/13

Mr. Naumowicz moved approval the meeting minutes as submitted. Mrs. Fishman seconded the motion and the minutes were approved unanimously with the eligible members present voting, 5-0 (Dell, Williams, Totilo, Fishman and Tepper).

Old Business

Mr. Dumais explained that the Zoning Board in its deliberations on Application 212-17 requested the Applicant to make changes to the proposed GDP amendment. He noted that the Planning Board previously recommend approval on these changes but is not before the Planning Board for a second time at the request of the Zoning Board. After a brief discussion, it was the consensus of the Board that the proposed revisions were ok and consistent with its previous recommendation on the Application.

New Business

Mr. Totilo commented that he would like to see the issue of Permitted Special Exception uses in residential zones discussed and examined as part of the Master Plan update.

There being no further business, Mrs. Dell adjourned the meeting at 8:00 pm.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.